

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: October 25, 2011

Time: 7:00 PM

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner  
Patrick Lytle, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
Joe Coath, Vice Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator  
Kevin Kramer, Planner  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:05 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath (arrived at 7:06 PM), present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

*New Business*

ARC 11-15: 135 Park Avenue – Preliminary Review

Applicant: Joel Hillman  
3000 Island Blvd  
Aventura, FL 33160

Architect: GDI Architects  
2424 W Morse Ave  
Chicago, IL 60645

The applicant is seeking preliminary approval of the conceptual plan for the addition of a 3<sup>rd</sup> floor on the property commonly referred to as 135 Park Avenue. The Petitioner will return as part of the Planned Redevelopment process to seek final approval for a Certificate of Approval (Chapter 3, Section 13). The Petitioner proposes adding a 5,500 square foot third floor to the existing building and altering the first floor windows on South Cook Street to accommodate the retail users on the first floor. The property is zoned B-4 Village Center District.

Mr. Joel Hillman, property owner, presented the petition. He stated that he is happy with the building at 135 Park Avenue. He plans to clean up the outside. He was before the Commission to request putting on a third floor addition for office space. His research indicated that there is a demand for small offices in Barrington. There are not many in the town center and every month there are inquiries for small office space. Presently, there are two good retail tenants in the building. Chris Gazso, GDI Architects, has looked at the building. Mr. Hillman is proposing to add an additional floor, which will look like part of the existing building. They are also asking for permission to lower the sill about 18 inches for the retailers on the first floor.

Mr. Chris Gazso, GDI Architects, said they would like to use stucco for the addition to match the stone and mimic the medallions that are already there on the existing two stories by adding medallion-like windows of spandrel glass.

Chairperson O'Donnell asked why they are not using Indiana limestone which is on the building now.

Mr. Hillman said it was because it is too expensive.

Commissioner Lytle said he is concerned with the stucco looking like stucco and not completely matching the limestone.

Mr. Hillman said he has seen stucco that looks exactly like limestone.

Chairperson O'Donnell said that the Commission will want to see samples.

Commissioner Lytle said that the proportions and shadows of the stone will not be present in the stucco.

Mr. Hillman said they will mimic the existing.

Commissioner Lytle said he would be interested to see a sample. Stucco usually looks like stucco, especially when it is adjacent to limestone.

Commissioner Kozak thinks the overall scope of the project with the upper wall set back is possible. He believes that the look of the addition destroys what the building is now. Matching the color with a different material is nearly impossible. They would be better off changing color entirely. The building has incredible detailing and the addition would take away from it. There are no details in the stucco work and there are variations in stone color. You will not get that look with stucco.

Mr. Hillman asked what they would suggest.

Mr. Gazso said originally they did not have the exposed steel and the engineer said the structure should come to the outside wall.

Mr. Hillman said the top level will also be set back.

Commissioner Kozak said he thinks the project is doable, but he is looking for more traditional detailing.

Mr. Gazso said that his issue is to try to lighten the load of the third story. The heavier the details the heavier the addition will be.

Commissioner Kozak said that with our downtown, the Commission is cautious of the overall look. It is one of the most prominent buildings in town.

Mr. Hillman stated that new stone will not look the same.

Commissioner Lytle said the structure was built in the 30s. He is not sure the addition proposed will stand the test of time.

Mr. Hillman said he doesn't think they will find the stone to match what is there.

Vice Chairperson Coath said that stone is the obvious choice. In time it would weather. It needs to translate in a classical way and stone is the logical direction. He thinks the mass of the addition is okay but that it makes the design standards even more important.

Chairperson O'Donnell said that the first thing decided needs to be the materials.

Vice Chairperson Coath said the steel could work if it is treated in a classical manner. It will become an even taller building.

Chairperson O'Donnell asked if there is a height variance needed.

Mr. Kramer said that yes they will need a variance and it will have to go to the Plan Commission.

Chairperson O'Donnell distributed comments from absent Commissioner Steve Petersen which read: "I looked at the project for the Bank building and, well, I am left speechless. I feel this proposed addition is totally inappropriate and violates the Architecture of the building. In no way would I ever approve this proposal. I question if a third floor can be accomplished appropriately. Some things are better left alone. This is a significant building to the character of Barrington and should not be messed with".

Commissioner Geissler said the addition will be a drastic change. It cannot take away from the building or the buildings around it.

Mr. Gazso said he has additional schemes.

Commissioner Plummer likes the idea of having something lighter rather than heavier for the addition.

Chairpersons O'Donnell asked if they would consider just using stone in the center portion of the addition

Mr. Hillman said that would be possible. He explained that they added the balconies because they wanted something different in the downtown and thought that it may attract tenants.

Commissioner Kozak said he is fine with the idea of an addition. He likes the lighter look. He wants them to carry some of the existing detailing up to the addition.

The Commission all agreed that the parapet section on the front corner of the building should be limestone while the other sections setback do not have to be real limestone but is recommended. A limestone veneer is not acceptable.

Commissioner Geissler likes the idea of recovered material.

Mr. Hillman stated that the building was originally three buildings, so this adds to their challenges.

Commissioner Geissler asked if the current design is for the steel to wrap around the front.

Mr. Gazso answered yes.

Mr. Hillman said the band would be recessed.

Commissioner Geissler liked the window sill dropping on the first floor and asked if there will be any retail on the north side.

Mr. Hillman said no because it is not at street level.

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**ARC 11-16:** 221 W. Station Street (Historic) – Preliminary Review

**Applicant:** David & Sylvia Chidley  
221 W. Station Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to an existing screened porch in the H-Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Mr. David Chidley presented his petition to replace a 45 year-old aluminum screened porch in the back of their house. It would upgrade the appearance and improve maintenance. It will have screens and removable windows. It is cedar siding inside and outside. They will stay within the current lines of the addition. It will be built by Mike Riley.

Chairperson O'Donnell said the addition is not contributing, but the house is.

Commissioner Kozak is fine with it.

Vice Chairperson Coath asked about the siding below the sill.

Mr. Chidley said it is wood. The porch will match the cedar siding they have now.

Vice Chairperson Coath asked if the existing cedar is rough sawn.

Mr. Chidley answered yes.

Commissioner Kozak pointed out an error in the Staff Report.

Ms. Tenant asked if the Commission was okay with the aluminum windows.

The Commission is fine with the aluminum windows on this structure

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Approval of Minutes

September 22, 2011

Commissioner Plummer made a motion to approve the September 22, 2011 meeting minutes as presented, Commissioner Kozak seconded the motion.

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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 8:29 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary

  
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Chairperson O'Donnell  
Architectural Review Commission

Approval Date:

December 2, 2011